

BRIGHTON GENERAL PLAN STEERING COMMITTEE

January 19, 2022

MSD LONG RANGE
PLANNING



Agenda

- Steering Committee Chair will introduce and summarize what we discussed at the meeting on December 15.
- MSD planner will announce the next public workshop time, place, and format.
- MSD planner will present the current draft of the General Plan and overview of what has been written.
- MSD planner will present the survey results about character area existing conditions, assets, challenges, and goals.
- The steering committee members will review each character area's current conditions, assets, challenges, and goals and give feedback to the planner.

Hybrid General Plan Transportation Workshop

For Zoom link contact Erin O'Kelley (eokelley@msd.utah.gov)

January 26th, 2022 at 6:00PM

- During the first half of the workshop there will be a formal presentation so please arrive on time.
- Afterwards, attendees will breakout into groups and discuss specific topics related to transportation with the MSD and other agencies.
- We hope to gather some **potential project ideas and long-term goals** for the Town of Brighton to incorporate into the General Plan.

Draft Town of Brighton General Plan

- A new version of the draft General Plan will be released the first week of every month.
- Steering committee members are welcome to revise or edit the word document or just send comments or questions to staff.
- **Non-steering committee members can read the draft pdf document available online and then formally submit comments through the online portal. [Bit.ly/lrp-brighton](https://bit.ly/lrp-brighton)**

Draft General Plan Table of Contents

Green= Draft Complete

Yellow= Need review by steering committee

- Chapter 1: Introduction
- Why Plan?
- Methodology
- How to Use This Document
- Chapter 2: Community Background
- Natural History
- Human History
- Population Summary & Demographics
- Chapter 3: Public Outreach and Partner Engagement
- Summary of Public Outreach
- Partners
- Other Plans
- Chapter 4: Values and Vision
- Vision
- Priorities
- Chapter 5: Land Use
- Existing Conditions
- Future Land Use & Character Areas
- Water
- Goals
- Chapter 6: Transportation
- Existing Conditions
- Goals
- Chapter 7: Housing
- Existing Conditions
- Water
- Goals
- Chapter 8: Natural Resources, Recreation, Tourism
- Existing Conditions
- Water
- Goals
- Chapter 9: Resilience and Infrastructure
- Existing Conditions
- Water
- Goals
- Chapter 10: Work Program / Implementation Strategy

Introduction to Character Areas

- **What are they?** Places within a community that share similar characteristics. These areas may fit together because they celebrate unique assets, feature interesting design patterns, or require special attention or consideration
 - **Look for natural barriers / breaks.**
 - **Think about patterns of uses.**
- **What do we use them for?** Meets future land use mapping requirements; allows us to holistically consider future zoning and design considerations; develops neighborhoods and bridges assets, rather than planning for individual parcels

Where are we?

- Existing Conditions
 - Land Use
 - Roads
 - Open Space
 - Infrastructure

Data provided by MSD
and steering committee



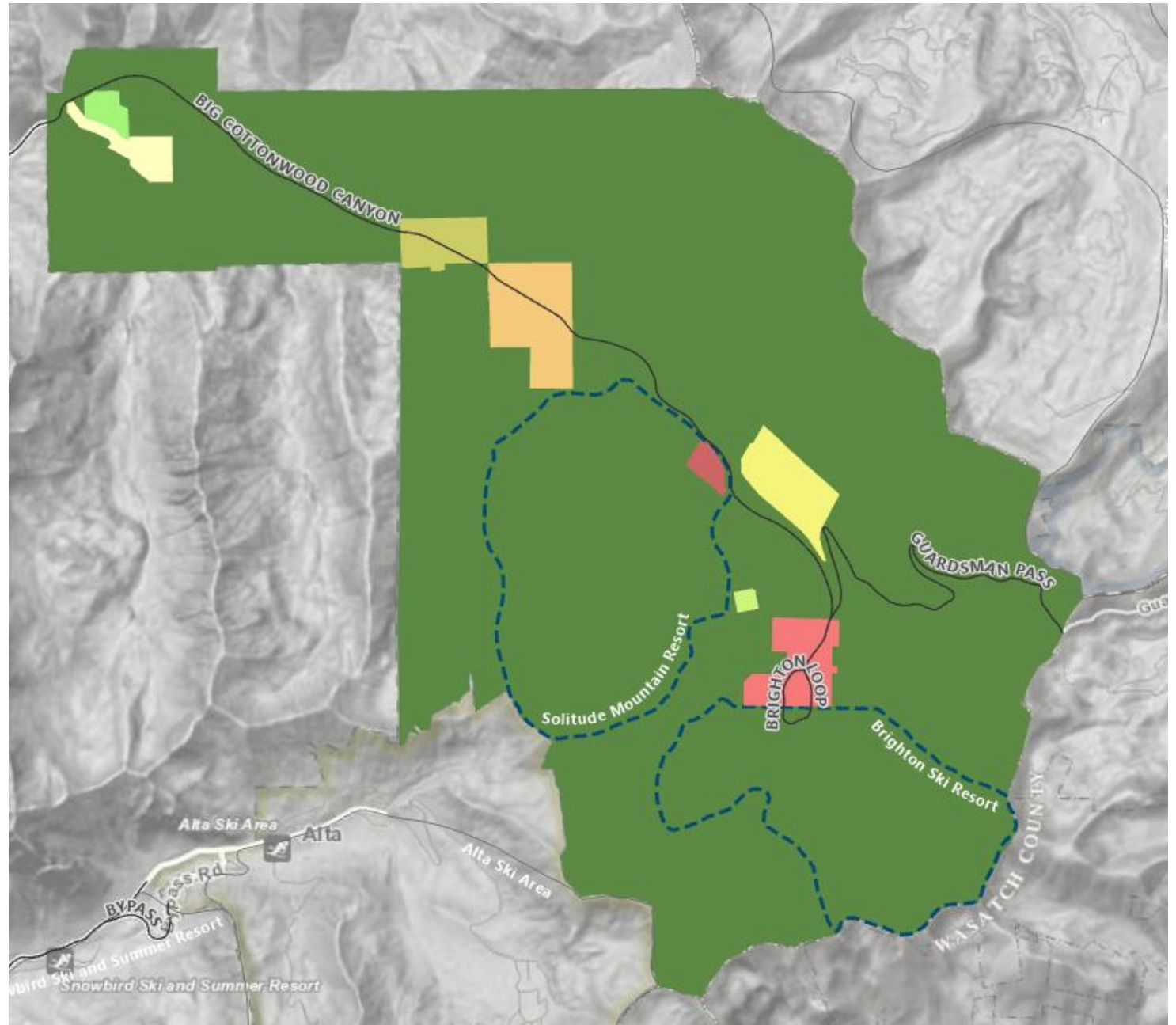
Where do we want to go?

- Goals
 - Future Projects
 - Design
 - Amenities to provide
 - Problems to solve
 - Safety issues
 - Preservation priorities
 - Environmental Issues
 - Economic Opportunities

Goals created by steering
committee based on
public engagement data
and community expertise

Draft Character Areas for Brighton (Based on Public Engagement)

- Historic Brighton Loop
- Lady of the Lake Dispersed Residential
- Forest Glen Residential
- Solitude Multi-Family and Commercial
- Silver Fork Residential
- Pine Tree Residential
- Cardiff Residential
- Mt Haven Dispersed Residential
- Natural Lands and Open Space



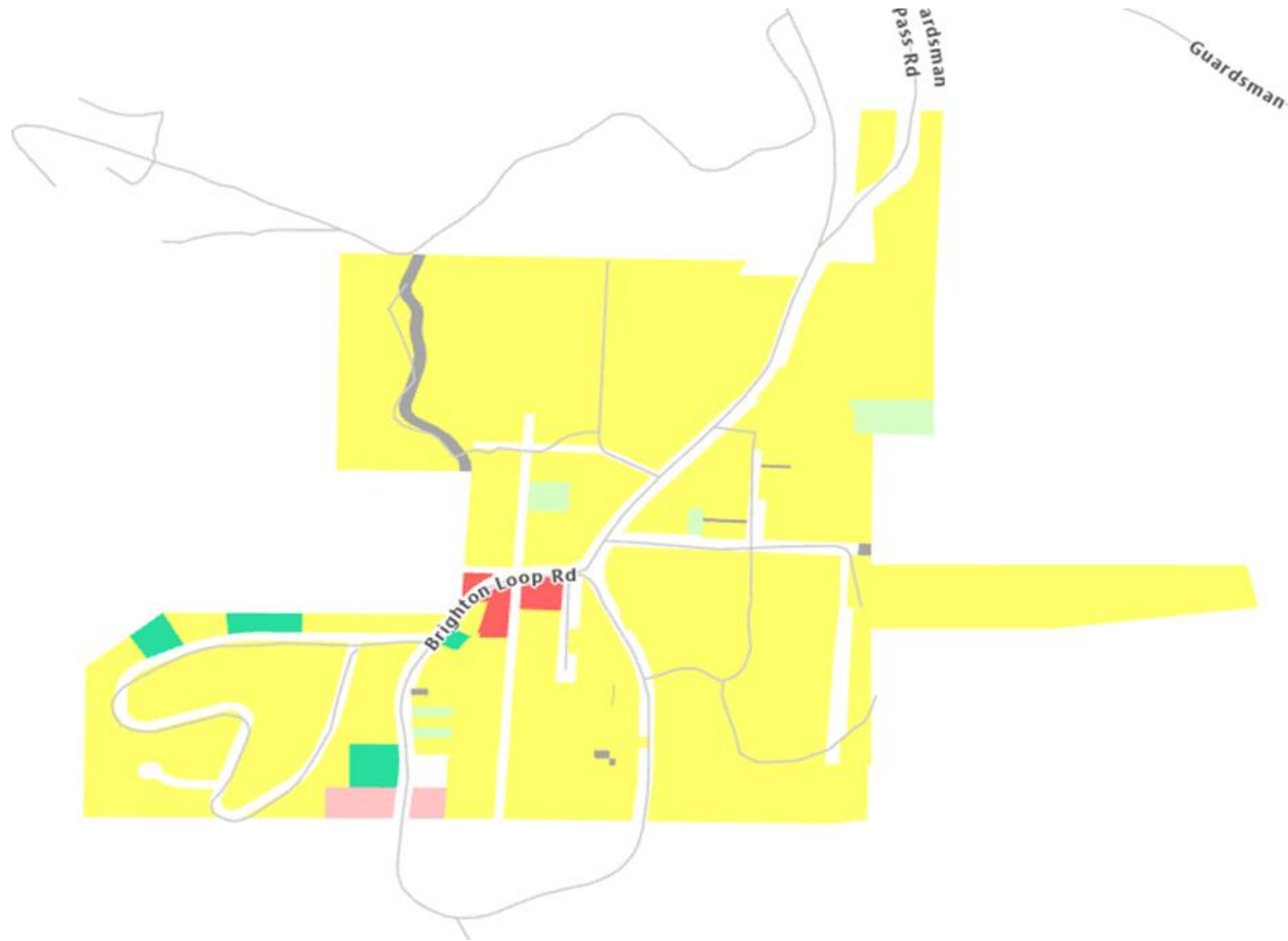
Comments from Kick-Off Workshop (APAE)

Achieve Categories		Occurences		Preserve Categories		Occurences	
Traffic and Parking Management		19		Small Town Feel		8	
Improved Transit Service				8 Natural Ecological Systems		8	
Trail Head Infrastructure				5 Recreation and Open Space		8	
Active Transportation Infrastructure				4 Sense of Community		5	
Management of Noise Pollution				4 Swiss Chalet / Log Cabin / Historic Design		4	
Sustainable, Well-Managed Growth				4 Small-Scale Development		4	
Restaurants				4 Clean Air / Water		3	
Stronger Community Ties / More Community Events				4 Natural Beauty / Views		3	
Hazard Mitigation				3 Brighton Loop Landmarks		2	
Representative Land Use Codes				3 Wildlife Habitat		2	
Community Gathering Places				3 Mountain Community Spirit		1	
Avoid Categories		Occurences		Eliminate Categories		Occurences	
Unsustainable Growth / Development				13 Traffic and Parking Issues		15	
Increased Traffic Congestion or Safety Issues				7 Noise Pollution		8	
Large Scale or Non-Local Commercial Development				7 Environmental Degradation		3	
Catering to Visitors / Too Many Short Term Rentals				5 Incompatible Design		2	
Large Scale Transportation Infrastructure (Trains / Gondolas)				3 Special Interest Group Influence		2	
Incompatible Design				3 Unkempt Property and Infrastructure		2	
Unaffordable Housing				1 Brighton Municipal Authority		1	
Over-Regulation				1 Short Term Rentals		1	
High-Rise Developments				1 Use of Salt on Roads		1	
Over-Taxation				1 Dogs in Canyon		1	
All Commercial Development				1 Infrastructure Degradation		1	
Community Advertising				1 Unsightly, Above-Ground Utilities		1	

Comments from Kick-Off Workshop (SWOT)

STRENGTHS	Occurrences	WEAKNESSES	Occurrences
Long term cabin owners that work well together - 130 years		3Inadequate public restrooms at trail heads	4
Committed, professional Council and Mayor		3Noise pollution	4
A loving community of colorful personalities that are always able to unite, despite their differences, to achieve goals or overcome obstacles		2Bikes not sharing the road and staying in the bike lane (area)	3
Outstanding forest		2Winter activity related to parking is inadequate for current traffic volume	3
Town people that love BCC		2Over-visitation, careless visitors	3
People who can see a vision and leave petty differences aside		1No dog permits for residents	2
People who have been in the canyon a long time - great history		1Road bikes	2
People from all over the world come visit		0Lack of year-round public transport on SR-190	2
Great ski resorts and summer hiking		0Light pollution	1
OPPORTUNITIES	Occurrences	THREATS	Occurrences
Charge photographer license fees. 30+ brides taking pictures on Cardiff Rd one Saturday. They had props, changing rooms, etc. They should help fund our needs		5Noise pollution	6
Clean up compactor, make pretty		4We see so many dogs! Leashed and unleashed	5
Walking/bike lane around Brighton Loop		3Speeding	5
Pickle ball on public tennis court		3Over use	4
Cultural activities		2Wildfires	4
Ignore the above. Dogs are nice		2Public restrooms	4
More year-round public transportation		2Parking availability	3
Work with ski resorts for summer bike/run shuttles		1Garbage	3
Mini van shuttle service similar to what Daybreak development is doing		1Short-term rentals increasing (AirBnb, VRBO, etc)	3
Library with fireplace		1Non-residents making decisions for year-round residents	2

Historic Brighton Loop



Comments from Land Use Workshop

Area

Description: Town center, commercial, historic buildings

Special Attention

to: Overcrowding, tourism, public amenities, parking and traffic

Unique Features: Ski Resort, Recreation, history, watershed at top of the Canyon

Future Considerations: Year-round beauty, no more development or minimal, responsible development, transit area, walkable, landscaping enhancements, keep Brighton's character

Vision: *The Brighton Loop will continue to provide amenities to residents and visitors alike by increasing access to recreation with safe, sustainable transportation options and preserving the historic identity of the Town of Brighton.*

Assets

- Historical Identity
- Watershed
- Recreation
- Tourism

Challenges

- Transportation
- Potential Development
- Parking

Goals

- Public Amenities
- Historic Preservation
- Gathering Spaces
- Improve Transportation

Zoning

1-2 Stories Residential
1 dwelling unit per acre
Primary Uses:
Small-scale commercial, recreation, public spaces

Steering Committee Comments

Comments:

Lady of the Lake



Comments from Land Use Workshop

Area Description: Wild country, some residential,

Special Attention to: Fire Mitigation, responsible development

Unique

Features: Winter recreation, low density residential

Future Considerations: Improve road corridor, improve recreation and trails

Vision: *This area will remain a quiet residential subdivision, strongly connected to the natural environment. The changes in this area over time may involve efforts to mitigate natural hazards, like fire, and alterations to residential buildings that do not impact the views or character of the neighborhood.*

Assets

- Minimal small-scale development
- Long standing neighborhood

Challenges

- Older Buildings
- Fire Mitigation
- Remote access

Goals

- Improve fire wise landscaping efforts.
- Maintain similar development patterns with dispersed housing.

Zoning

1-2 Stories
Residential
3-4 dwelling
units per acre
Primary Uses:
Residential, open
space

Steering Committee Comments

Comments:

Forest Glen



Comments from Land Use Workshop

Area Description: Wild country, some residential, Guardsman

Special Attention to: Fire Mitigation, parking and traffic for Guardsman, responsible development

Unique

Features: Winter recreation, low density residential

Future Considerations: Improve road corridor, improve recreation and trails

Vision: This area will see little change in land use over time but may shift focus toward increasing recreation opportunities for residents and creating safe, environmentally conscious properties that can make the community more resilient.

Assets

- Minimal small-scale development
- Long standing neighborhood

Challenges

- Older Buildings
- Slopes and topography
- Fire Mitigation

Goals

- Improve fire wise landscaping efforts.
- Regulate responsible alteration and development of properties.
- Provide recreation opportunities for residents.

Zoning

1-2 Stories
Residential

1-2 dwelling
units per acre

Primary Uses:
Residential, open
space, recreation

Steering Committee Comments

Comments:

Solitude Multi-Family and Commercial

Comments from Land Use Workshop



Area Description: Solitude area, Multi-use that includes ski-resort

Special Attention to: Commercial and appropriate development, parking and traffic, all year economy, commercial contribution to nearby community.

Unique Features: Ski Resort, recreation, higher density

Future Considerations: Improve road corridor, traffic and parking, improve safety

***Vision:** The Town of Brighton would like to continue to enjoy the community amenities in this area while mitigating the impact of high intensity tourism and recreation on the town infrastructure and street network.*

Assets

- Small-scale commercial
- Public gathering places
- Multi-use hub
- Tourism

Challenges

- Traffic and Congestion
- Potential Development
- Parking

Goals

- Improve transit and reduce parking.
- Preserve environment next to high intensity commercial.
- Increase safety for active transportation

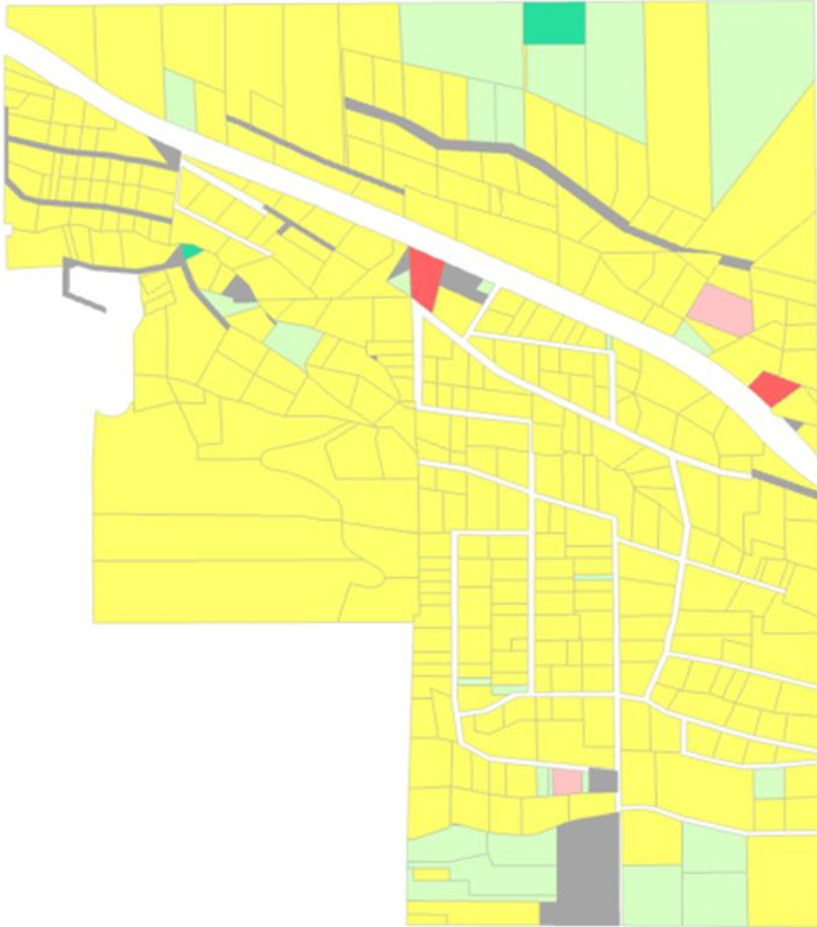
Zoning

3-4 stories
9-10 dwelling units per acre
Primary Uses:
Mixed-use,
small-scale commercial,
recreation

Steering Committee Comments

Comments:

Silver Fork Residential Area



Comments from Land Use Workshop

Area Description: Silver

Fork neighborhood, residential

Special Attention to: Open space preservation, appropriate development, water usage, traffic and road construction and maintenance

Unique Features: Silver fork lodge and restaurant, small commercial, historic, moose habitat

Future Considerations: Careful, thoughtful development, public amenities, more recreation, traffic and parking solutions

Vision: This area will see minimal changes in uses and continue to improve infrastructure for residents to increase safety and code enforcement efforts.

Assets

- Historic
- Small-scale commercial
- Long-standing neighborhood
- Minimal development

Challenges

- Older buildings
- Maintenance of roads
- Vacant residential

Goals

- Improve infrastructure
- Preserve environment next to commercial.
- Increase access for city services.

Zoning

1-2 stories
2-3 dwelling units per acre.
Primary Uses:
Residential,
small-scale commercial

Steering Committee Comments

Comments:

Pine Tree Residential Area

Comments from Land Use Workshop



Area Description: residential

Special Attention to: Open space preservation, appropriate development, water usage, traffic and road construction and maintenance

Unique

Features: historic, moose habitat

Future Considerations: Careful, thoughtful development, public amenities, more recreation, traffic and parking solutions

Vision: *This area will see minimal changes in the future regarding land use. Roads and infrastructure should be improved to adequately meet safety standards set by the Town. Adjustments to existing properties or development of new properties should emphasize sustainability and environmental preservation.*

Assets	Challenges	Goals	Zoning
<ul style="list-style-type: none">• Long-standing neighborhood• Minimal development	<ul style="list-style-type: none">• Older buildings• Maintenance of roads	<ul style="list-style-type: none">• Improve infrastructure• Preserve environment• Increase access for city services	1-2 stories 1-2 dwelling units per acre Primary Uses: Residential, open space, recreation

Steering Committee Comments

Comments:

Cardiff Residential Area

Comments from Land Use Workshop



Area

Description: Residential, recreation, cabins, campground,

Special Attention

to: Overcrowding, tourism, public amenities, parking and traffic, preservation of natural lands, safety

Unique

Features: Recreation, undisturbed, large open flat area in Canyon, beaver habitat

Future Considerations: Enhancement and maintenance of public amenities, safety, parking and traffic, trail improvement

***Vision:** This area will see minimal changes in land use in the future but may see changes to properties that help increase safety and make the buildings more resilient to environmental hazards.*

Assets

- Long-standing neighborhood
- Minimal development

Challenges

- Older buildings
- Maintenance of roads

Goals

- Improve infrastructure
- Preserve environment
- Increase access for city services

Zoning

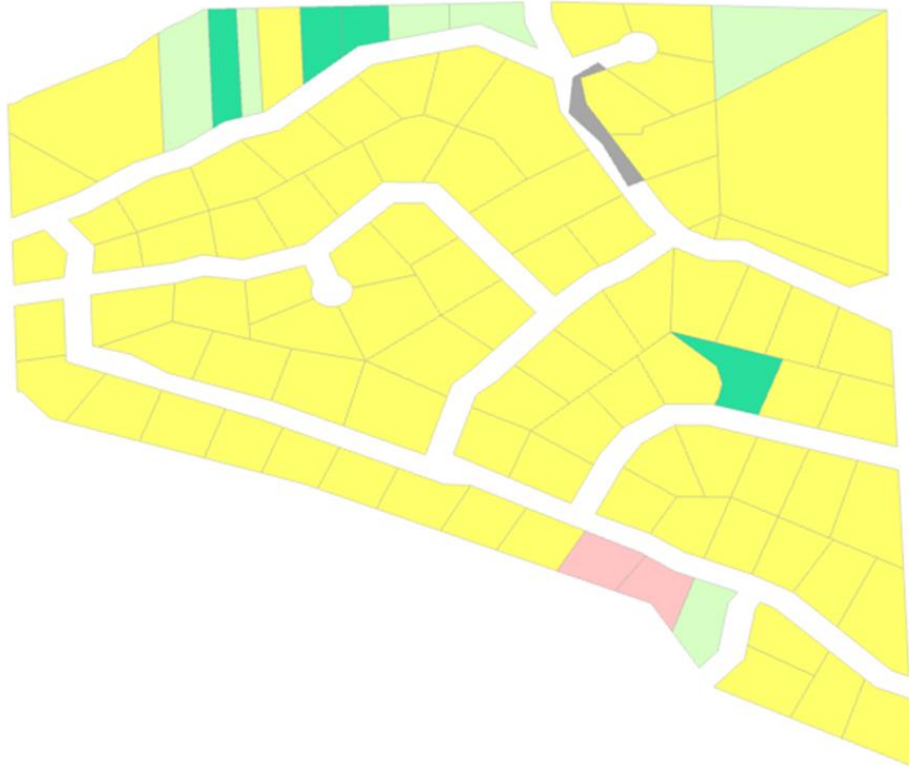
1-2 stories
1-2 dwelling units per acre
Primary Uses:
Residential, open space, recreation

Steering Committee Comments

Comments:

Mt Haven Residential Area

Comments from Land Use Workshop



Area Description: Local visitor area, lower Brighton,

Special Attention to: Pedestrian and parking safety, water

Unique Features: Trailheads, mix of residential and recreation

Future Considerations: Management of forest and wildlife, camping and limit development, trail improvement, wayfinding

***Vision:** This area will see minimal change in land use in the future but may see an increase in road improvements to increase safety and make the neighborhood more resilient.*

Assets

- Long-standing neighborhood
- Minimal development
- Natural landscape

Challenges

- Older buildings
- Access for city services

Goals

- Improve infrastructure
- Preserve environment
- Increase access for city services

Zoning

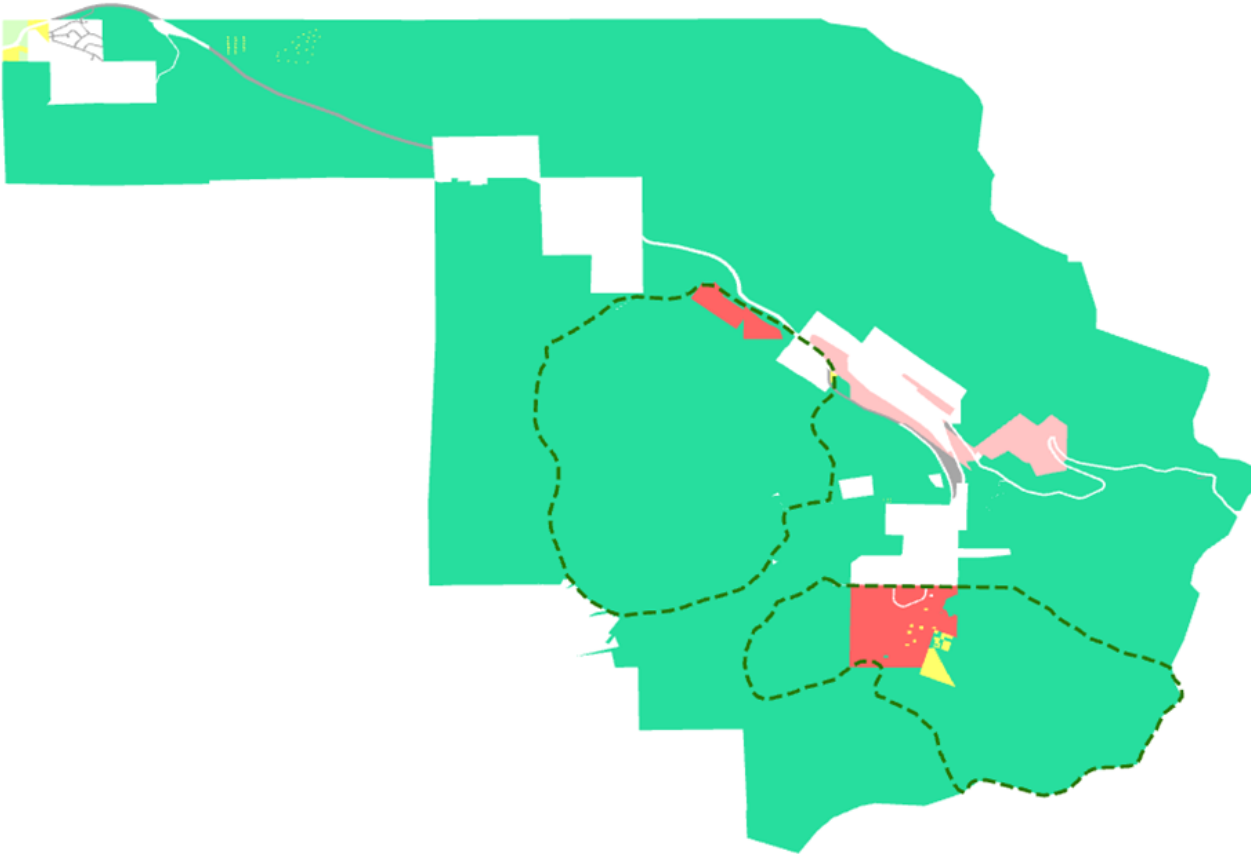
1-2 stories
1-2 dwelling units per acre
Primary Uses:
Residential, open space, recreation

Steering Committee Comments

Comments:

Natural Lands and Open Space

Comments from Land Use Workshop



Area

Description: Recreation, preserved land, open space, scenic views

Special Attention

to: Overcrowding, tourism, public amenities, parking and traffic, preservation, pollution

Unique

Features: Wildlife, habitat, water sources, watershed

Future Considerations: Year-round beauty, trail improvement, public amenities

***Vision:** This area will see minimal change in the future except for the increase in recreation opportunities or amenities provided to visitors and residents. Transportation options may change to improve the environmental quality of the canyon and preserve the natural environment.*

Assets	Challenges	Goals	Zoning
<ul style="list-style-type: none">• Natural Environment• Recreation	<ul style="list-style-type: none">• Traffic and Congestion• Environmental Degradation	<ul style="list-style-type: none">• Improve infrastructure• Increase amenities to residents and visitors• Preserve natural environment	1 Story No recommended density Primary Uses: Recreation

Steering Committee Comments

Comments:

Land Use Goals for the Community

General Trends

- Land use and water
- Small scale, sustainable development
- Safety and Hazard Mitigation
- Environmental Preservation – watershed
- Access to amenities and recreation

Land Use Goals for the Whole Community

- Encourage the sustained yield management of water supplies to consider for future development.
- Prioritize historic preservation of buildings and community areas to establish sense of place.
- Keep development away from natural hazards and sensitive environments such as steep slopes, ground water access, fault lines, and flood plains.
- Prioritize quality visitation over quantity of visitors and be a leader in responsible visitation education.

Final Notes

Information and Updates on the General Plan can be found on the Brighton Long Range Planning up page.

bit.ly/lrp-brighton

Erin O'Kelley

Long Range Planner,
Planning & Development Services

Phone: 385.468.6691

Email: EOkelley@msd.utah.gov

Kayla Mauldin

Long Range Planner,
Planning & Development Services

Phone: 385.468.6699

Email: KMauldin@msd.utah.gov

*Greater Salt Lake Municipal Services District
2001 S. State St., Suite N3-600
Salt Lake City, UT 84190*



GREATER SALT LAKE
**Municipal Services
District**